



Available Due to Abortive Negotiations

233 Earl's Court Road

London SW5

A1 / A2 UNIT TO LET

Location

The unit is in a prominent position at the junction of the Old Brompton Road and Earl's Court Road. Earl's Court Underground Station is approximately within 5 minutes' walk away (District and Piccadilly lines).

Nearby occupiers include Savills, Marsh & Parsons, Faron Sutaria, Foxtons, Starbucks, The Bottlery and Garnier.

Accommodation

The premises are arranged over 3 floors with an attractive glazed frontage.

The approximate net internal areas are as follows:

Ground floor:	824 sq.ft	76.55 sq.m
Mezzanine:	303 sq.ft	28.15 sq.m
Basement	748 sq.ft	69.49 sq.m
Total	1,875 sq.ft	174.19 sq.m

Lease

To be a new effective full repairing and insuring lease for a term to be agreed, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended). Subject to vacant possession.

Ian Simpson

T 020 7590 8957

E ian@milescommercial.co.uk

Michael Hole

T 020 7590 8954

E michael@milescommercial.co.uk



Rent

£87,500 pax

Rates

Interested parties are advised to make their own enquiries with the relevant local authority.

EPC

Available on request

Legal Costs

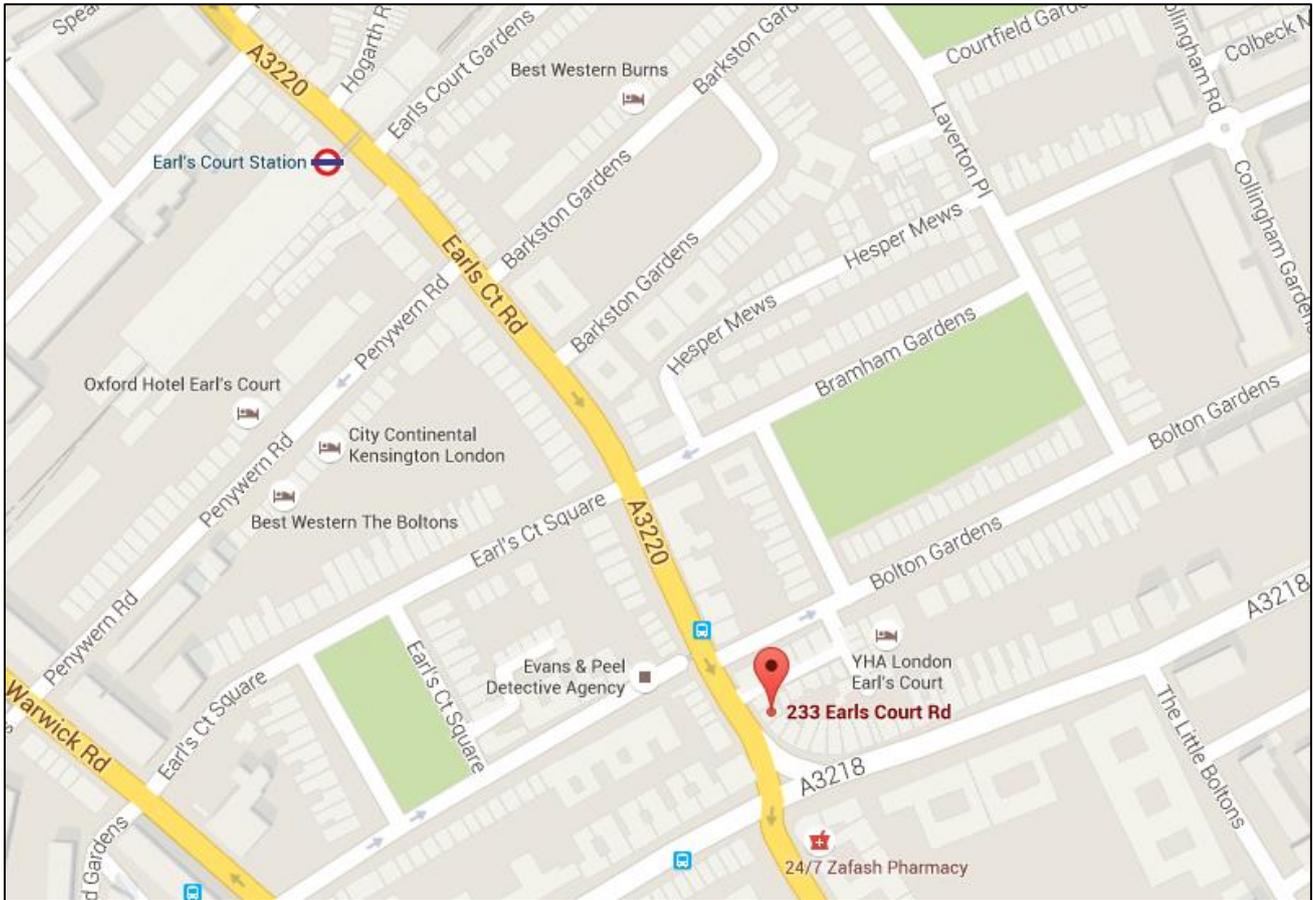
Each party to bear their own

Viewings

Strictly by appointment through sole agents:



Location



Source: google maps

For further information or to arrange a viewing please contact:

Ian Simpson

T 020 7590 8957

E ian@milescommercial.co.uk

Michael Hole

T 020 7590 8954

E michael@milescommercial.co.uk



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029 IS 0117